

CITY OF ALBUQUERQUE



March, 5 2020

Jose La Cruz-Crawford, RA
JLLCC Design & Consulting
1911 5th Street, Ste 204
Santa Fe, NM 87505

Re: Blue Sky @ 12th Street
311-319 12th Street
Traffic Circulation Layout
Architect's Stamp 02-20-20 (K13-D077)

Dear Mr. La Cruz-Crawford,

Based upon the information provided in your submittal received 02-20-20, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please review and revise plan to provide all information listed on the attached Traffic Circulation Layout checklist.

PO Box 1293

If you have any questions, please contact me at (505) 924-3630. My working hours are M-F 10am-2:00pm.

Albuquerque

Sincerely,

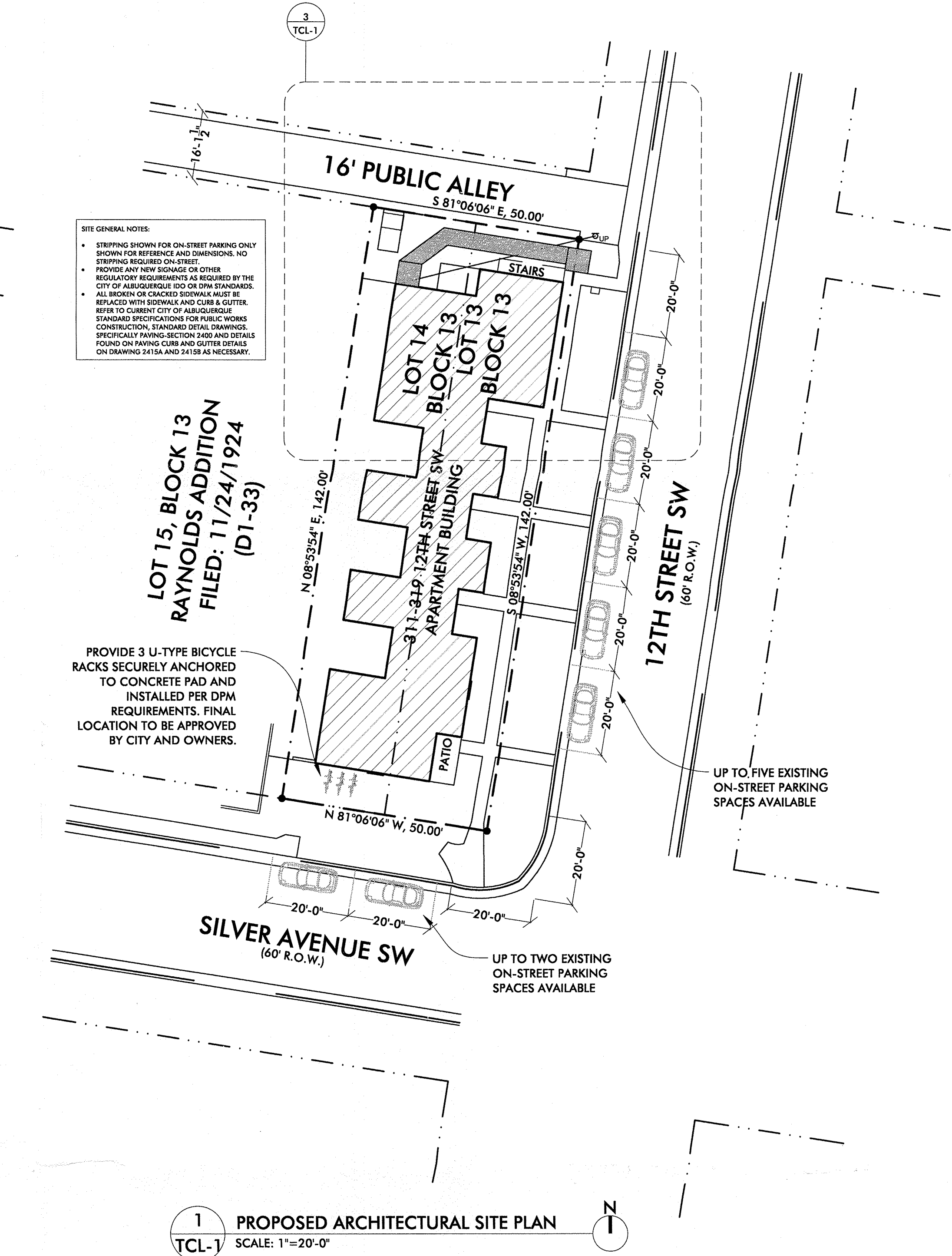
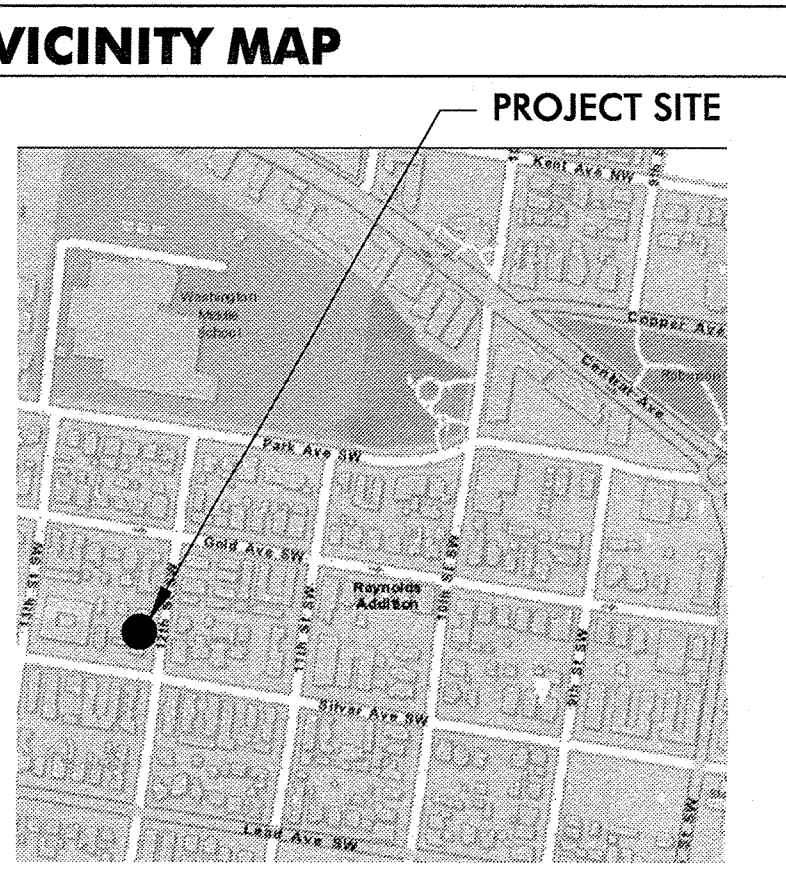
NM 87103

Niló Salgado-Fernández, P.E.
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File



EXECUTIVE SUMMARY	
AN EXISTING TWO STORY APARTMENT COMPLEX. REMODEL MAINLY INCLUDES INTERIOR AND EXTERIOR IMPROVEMENTS TO THE BUILDING ITSELF. ONLY SITE IMPROVEMENT INCLUDES THE ADDITION OF AN ADA VAN ACCESSIBLE PARKING SPACE AND A CONNECTING WALKWAY TO CITY SIDEWALK. THE REST OF THE EXISTING PARKING LOT AND LAYOUT SHALL REMAIN AS IS.	
ZONING:	R-ML
ZONE ATLAS MAP INDEX NUMBER:	K13
LEGAL DESCRIPTION:	LOTS 13 & 14 BLOCK 13 REYNOLDS ADDITION
TYPE OF DEVELOPMENT:	EXISTING APARTMENT COMPLEX
SIZE OF DEVELOPMENT:	EXISTING 3,700.08 HEATED GSF W/ 3,449.84 GSF OF ROOFED AREA
PARKING AND LOADING (14-16-5-5-5)	
APPLICABILITY: PER 14-16-5-5(B)(1) NO ACTIVITIES (I.E. NEW CONSTRUCTION, EXPANSION OF GROSS FLOOR AREA, CHANGE IN USE) ARE TAKING PLACE THAT WOULD SPECIFICALLY TRIGGER CURRENT PARKING REQUIREMENTS.	

OFF-STREET VEHICLE PARKING (14-16-5-5-5(D):
DWELLING, MULTI-FAMILY: 1.5 PARKING SPACES PER DWELLING UNIT (14-16-5 TABLE 5-5-1). TOTAL EXISTING DWELLING UNITS: 6

REQUIRED PARKING SPACES = PER CURRENT CODES = 9 PARKING SPACES

EXISTING PARKING SPACES = 7 ON-STREET, 0 ADA
NEW PARKING SPACES = 7 ON-STREET, 0 ADA

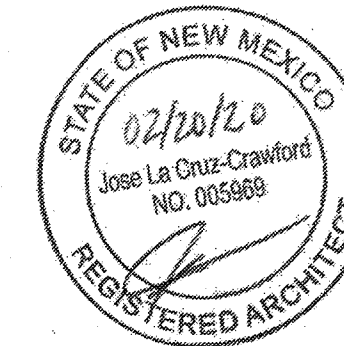
NOTE: REQUESTING APPROVAL TO MAINTAIN EXISTING PARKING CONDITIONS. ONLY LOCATION WHERE OFF-STREET PARKING COULD OCCUR WOULD NOT MEET STANDARD PARKING STALL DIMENSIONAL REQUIREMENTS AS THERE IS ONLY 17'-2" FROM EXISTING BUILDING FOOTPRINT AND PROPERTY LINE. SEE EXISTING SITE PLAN AS ATTACHED. IN ADDITION, SOLID WASTE DEPARTMENT VISITED THE SITE AND DETERMINED THAT THE EXISTING DUMPMSTER LOCATION IS TO REMAIN AS IS AND ANY PROPOSED PARKING SPACES IN THAT GENERAL AREA COULD CONFLICT WITH THEIR ABILITY TO SERVICE THE DUMPMSTER.

MOTORCYCLE PARKING 14-16-5-5-5(D):
RESIDENTIAL EXCEPTION PER 14-16-5-5-5(D)(1)

BICYCLE PARKING 14-16-5-5-5(E):
3 SPACES REQUIRED PER TABLE 5-5-5.

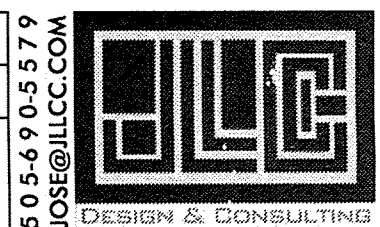
*Solid waste Dept.
Approval 2/20/23
2-20-23*

Solid waste
Dept.
Approval 2/20/20
John M. [Signature]



BLUE SKY @ 12TH ST
311 12th St. SW Albuquerque, NM 87102
SITE PLANS

PROJECT #	1906
DATE	02.20.20
SHEET #	TCL-1





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: Blue Sky @ 12th St. Building Permit #: _____ Hydrology File #: K13D077

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lots 13 & 14 Block 13 Reynolds Addition

City Address: 31-319 12th St. Albuquerque, NM 87102

Applicant: JLLCC Design & Consulting LLC Contact: Jose La Cruz-Crawford

Address: 1911 5th St Suite 204 Santa Fe, NM 87505

Phone#: 505-690-5579 Fax#: _____ E-mail: jose@jllcc.com

Owner: Gutenberg Capital LLC Contact: Johanna Stein

Address: 1459 18th St PMB 336 San Francisco, CA 94107

Phone#: 505-463-3635 Fax#: _____ E-mail: johanna.stein@gmail.com

TYPE OF SUBMITTAL: _____ PLAT (____ # OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ☒ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

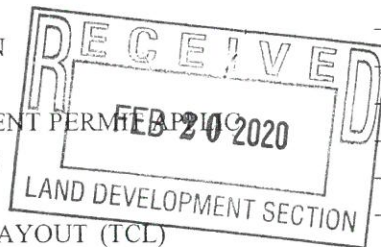
Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE MASTER PLAN
- ☐ DRAINAGE REPORT
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLICATION
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ TRAFFIC IMPACT STUDY (TIS)
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____



DATE SUBMITTED: 02/20/20 By: Jose La Cruz-Crawford

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

02/20/2020 Issued By: BLDAVM 365703

Permit Number: 2018 062 020

Category Code 970

Application Number: 18REV-62020, Review: Drain Plan-Lomr-Traffic Impact

Address:

Location Description: BLUE SKY @ 12TH ST.

Project Number: null

Applicant

JLLCC DESIGN & CONSULTING LLC
JOSE LA CRUZ-CROWFORD
1911 5TH ST SUITE 204
SANTA FE NM 87505
5056905579
jose@jllcc.com

Agent / Contact

JLLCC DESIGN & CONSULTING LLC
JOSE LA CRUZ-CROWFORD
1911 5TH ST SUITE 204
SANTA FE NM 87505
5056905579
JOSE@JLLCC.COM

Application Fees

REV Actions	\$225.00
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TOTAL: \$225.00

City of Albuquerque Treasury
Date: 2/20/2020 Office: ANNEX
Stat ID: Cashier: 43322
Batch: 1111 Trans #: 59
Permit: 2018062020
Receipt Num: 00623157
Payment Total: \$225.00
0909 REV Actions
VISA Tendered : \$225.00
\$225.00

K13 D077

Date

Applicant Name, PE, RA

Firm Name

Address

Albuquerque, NM 87XXX

Re: Project Name

Project Address

Traffic Circulation Layout

Engineer's/Architect's Stamp XX-XX-XX (XXX-XXX)

Dear Mr./Ms.,

Based upon the information provided in your submittal received **XX-XX-XX**, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

(USE THE FIRST TWO COMMENTS ONLY WHEN THE PLAN IS SO DEFICIENT THE COMMENTS WOULD BE MORE THAN 2 PAGES.)

1. Please review and revise plan to provide all information listed on the attached Traffic Circulation Layout checklist.
2. Please refer to the attached Accessible Parking Checklist and revise the plan accordingly.

General Info

3. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.
4. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces including bicycle and motorcycle parking.
5. Clarify the extents of the current phase. Provide a phasing plan.

Drafting

6. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
7. Per the Development Process Manual, Chapter 27 Drafting Standards, "Standard sheets must be 24" by 36" having a margin of 2' along the left and 1" on the top and bottom".
8. A scale of 1"=20' is recommended for sites less than 5 acres. NOT $\frac{1}{8}" = 1'-10"$.
9. A scale of 1"=50' is recommended for sites 5 acres or more.
10. The scale must be shown on the plan. Per the Development Process Manual, Chapter 27, Section 2, Part B.1, on the following scales may be used:

1" = 20'

1" = 40'

1" = 50'

1" = 100' (for overall layouts only)

Existing Conditions

11. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
12. Identify all existing access easements and rights of way width dimensions.
13. Identify the right of way width, medians, curb cuts, and street widths on Street(s) Name.
14. Clarify existing property lines and proposed property lines.

Site Access

15. Required dimensions for low density residential driveways are:

	Dimensions
Max Driveway Width	22'
Min Distance Between Driveways	28'
Min Dis from property line	5'
Min frontage for two driveways	60'
Max Width for shared access point	30'

16. Maximum access width for arterial, collector, and local streets are as follows:

	Arterial& Collector	Local Streets
One-way Drive	20'-25'	12'-20'
Two-Lane Drive	22'-30'	22'-24'
Three-Lane Drive	24'-35'	22'-30'
Larger Vehicles	≤50'	≤30'

17. When a site has four or more off-street parking spaces which require access off of an alley, the full width of the alley shall be paved from the parking access drive to a street, per the city standards.

Proposed Conditions

18. Grades and slopes in the parking area and/or the ADA accessible parking areas appear to be too large. Please provide more detail.
19. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
20. The minimum parking stall dimensions are:

→ PLANS (WORDING)

→ EXISTING

→ SHOWN ON-STREET SPACES AVAILABLE
ARE YOU REQUESTING A VARIANCE?
FOR THESE SPACES TO BE COUNTED AS

Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'
Compact	7.5'	15'	1.5'
Motorcycle	4'	8'	N/A
ADA	8.5'	18'	2'

INCLUDED AS
YOUR REQUIRED
CALCULATION
↓ PARKING
SPACES

21. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.
22. Parking spaces cannot be bisected by lot lines.
23. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
24. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "**Violators Are Subject to a Fine and/or Towing.**" Please call out detail and location of signs.
25. The ADA access aisles shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
26. ADA curb ramps must be updated to current standards and have truncated domes installed.
27. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
28. All bicycle racks shall be designed according to the following guidelines:
 - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
 - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
 - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - d. The rack allows varying bicycle frame sizes and styles to be attached.
 - e. The user is not required to lift the bicycle onto the bicycle rack.
 - f. Each bicycle parking space is accessible without moving another bicycle.
29. Bicycle racks shall be sturdy and anchored to a concrete pad.
30. A 1-foot clear zone around the bicycle parking stall shall be provided.
31. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.

Circulation

- 32. Show all drive aisle widths and radii. Some dimensions are not shown.
- 33. The minimum drive aisle dimensions are shown below

	Minimum Drive Aisle Width
Two Way Traffic	22'
Main Circulation Road	24'
Fire Lane	20'

- 34. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
- 35. A 5 ft. keyway is required for dead-end parking aisles.
- 36. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
- 37. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
- 38. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
- 39. All sidewalks along streets should be placed at the property line.
- 40. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb.
- 41. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots.
- 42. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.
- 43. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
- 44. All one-way drives shall have "One Way" and "Do Not Enter" signage and pavement markings. Please show detail and location of posted signs and striping.

45. The minimum drive through lane width is 12 feet with a 25 foot minimum radius (inside edge) for all turns. (A 15 foot radius can be used with an increase in lane width to 14 feet). Please dimension all lane widths and radii.

Clear Sight

46. Please provide a sight distance exhibit
47. Show the clear sight triangle and add the following note to the plan:
"Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle."

Other Notes

48. Please specify the City Standard Drawing Number when applicable.
49. Shared Site access: driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner.
50. Provide notes showing what work is included and on the work order and the private work on site.
51. Work within the public right of way requires a work order with DRC approved plans.
52. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
53. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
54. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.

Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-XXXX.

Sincerely,

sidewalk and Standard C & G are shown but not labeled whether they are proposed or existing

what is the status of ADA wheel ramp at the corner of Silver Ave & 12th St.?

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

Nilo Salgado-Fernandez, P.E.
Senior Engineer, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File